



City of Dayton

Landmark Commission

Meeting Case Record January 11, 2024

1. Proposal to reconstruct Deed's home and barn on original site - Case # PLN2024-00001 – 319 Central Avenue – A presentation on the applicant's proposal to reconstruct the Deeds home/barn, in accordance with photographic evidence and other historic documents. Applicant is applying for historic tax credits for the project and is seeking support from the Landmark Commission.

Applicant: Dan Barton
338 Central Ave
Dayton, OH 45406

Owner: Dan Barton
338 Central Ave
Dayton, OH 45406

Priority Land Use Board: North Central

Planning District: McPherson

Historic District: McPherson Town

Decision: Supported/ Approved with Modifications

Case Presentation

Ms. Hornbeak presented the case. The request is for the support of the Landmark Commission for the presented proposal, which would be the reconstruction of the Deeds home and barn on their original site. Information on the history of the now vacant lot was presented by Staff.

Dan Barton, the owner and applicant, presented information on his plans to reconstruct the Deeds home and barn on their original site. Mr. Barton clarified that he is seeking historic tax credits for this project and is seeking the support of the Landmark Commission to include in the application. Because the City of Dayton is a Certified Local Government, support from the Landmark Commission will help affirm the validity of the project. Mr. Barton explained how the project qualifies for historic tax credits, explained the guidelines for a reconstruction project, and provided some of the photographic evidence that will be used in the reconstruction of the two structures. He also presented an original landscaping plan, which would be used to replicate the landscaping on the property. Additionally, there is also some consideration being given to reconstruction of the Juvenile Manufacturing Company building on the site.

Public Comments

Reverend Kent Berghuis, of the First Baptist Church of Dayton, wrote a letter of support for the proposal. The Deeds family were members of the church's congregation, and Rev. Berghuis is a resident of the Grafton Hill historic district.

Board Discussion

The Board discussed the proposal. Mr. Holley asked if there was any remaining foundation of the original home. Mr. Barton said it was unlikely, due to the later construction of an apartment complex on this site. Mr. Johnson asked about the interior of the buildings. MR. Heckman noted that the interior of the buildings is outside the purview of SHPO and the Landmark Commission. Mr. Barton agreed that there were no plans to recreate the original interiors, especially as there is little to no photographic evidence to support such a recreation. Mr. Barton said that the plan is to have residential housing units, likely condos, in the barn and home. Mr. Heckman noted that there are many exterior doors that could be used as separate entrances and said that the home was actually divided into four units during World War II.



City of Dayton

Landmark Commission

Meeting Case Record January 11, 2024

Mr. Holley asked if the land had ever been replatted. Dan Barton said that the land was replatted when the two new apartment complexes were constructed in the 1960s, but that he is fairly sure that the existing 319 lot is the same as the original lot. He stated that that issue would have to be addressed, to confirm that this is the original site. Mr. Heckman said he was glad to see Deeds and his history getting more recognition.

Board Action

A motion was made by Mr. Heckman and seconded by Mr. Johnson to approve/support **Case # PLN2024-00001 – 319 Central Avenue** with modifications. Modifications include:

1. Clarification that the board title is the “Landmark” Commission (not plural).
2. The third point under the requested findings will be changed from “most important” to “one of the most important”.

Mr. Gow	Yes	Ms. McNicholl	Yes
Mr. Heckman	Yes	Ms. Sebald	Absent
Mr. Johnson	Yes	Mr. Holley	Yes
Ms. Maragano	Absent		

Approved by Landmark Commission (5 in favor, 0 opposed)
Elizabeth Dakin, Secretary, Landmark Commission